

SPENCE WILLARD



Beech Cottage, Woolverton Road, St Lawrence, Isle of Wight

A charming period cottage with southerly sea views occupying a superb position with unrivalled access to wonderful coastal walks

VIEWING

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This attractive semi-detached cottage benefits from light accommodation and some lovely views of the nearby southern coastline and English Channel from both the cottage and delightful southwest facing garden. With a parking space for a small car, the property has been operated as a successful holiday let in recent years and is situated within the picturesque setting of the Undercliff in the sought after coastal village of St Lawrence.

With its direct access to superb coastal walks including those to nearby Woody Bay and Steephill Cove, the Undercliff is positioned between the cliff and the sea and is well known for its micro-climate providing an array of plants ordinarily found in Mediterranean countries. Nearby, is the popular town of Ventnor which offers a wider selection of popular independent restaurants, bars and shops, as well as fish market and renowned Botanic Gardens.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING/DINING ROOM An attractive dual aspect room providing both a seating and dining area. A wide bay window to the front elevation provides sea views whilst an ornate fireplace houses a wood burning stove. Front door from driveway. Original timber floorboards and staircase leading to the First Floor.

CLOAKROOM Washbasin and WC.



KITCHEN Fitted with a modern kitchen comprising base cupboards and drawers with stainless steel sink, mixer tap and space for oven, slimline dishwasher, washing machine and fridge. Ornatly tiled floor. Part-glazed door leading to a partially glazed porch provides sea views and access to the garden.

FIRST FLOOR

LANDING Airing cupboard housing hot water cylinder with slatted shelving above.

BEDROOM 1 A double bedroom with built-in cupboards and an outlook towards the sea.

SHOWER ROOM Shower and washbasin with cupboard beneath and WC.

BEDROOM 2 A single/bunk room.

OUTSIDE A pair of timber gates set in gate pillars open to a block paved parking area suitable for a small car. A path extends around to the southern side of the cottage where there is an attractive garden featuring a circular gravel terrace providing an attractive al fresco dining area. Beyond are lawns and well stocked borders with stone steps leading past retaining walls to terraces above from which the great views can be enjoyed.

SERVICES Mains electricity, water, private drainage (shared with Elm Cottage and Elm Dene). Modern programmable electric heating.

TENURE Freehold

EPC Rating E

BUSINESS RATES The cottage is currently subject to business rates as a holiday let with a current annual charge of £1,447.10.

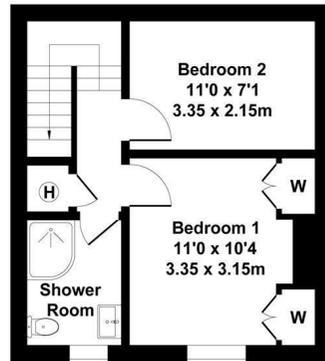
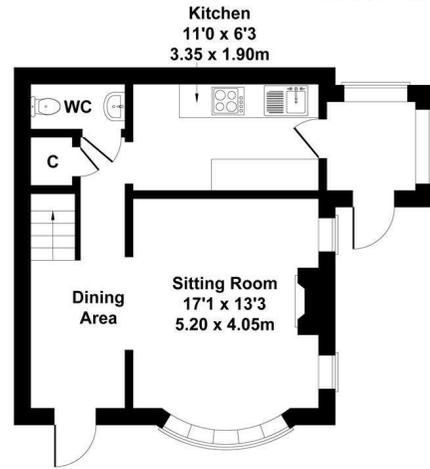
POSTCODE PO38 1XW

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



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Approximate Gross Internal Area
689 sq ft - 64 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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